

Brownfields Grant Program - FY04 Awards

The Brownfields Grant Program has reviewed of 42 applications and has provided \$7 million of funding for the redevelopment and environmental cleanup of brownfields. The 15 projects selected to receive an award will result in a significant economic impact for their communities by accomplishing the following:

- The remediation and redevelopment of 253 acres of vacant or under-used properties
- The creation of approximately 300 full-time jobs
- An increase in property values of over \$157 million

Project Summaries

City of Milwaukee, \$1,000,000

This 140-acre Menomonee Valley site was once the location of the nation's third largest railroad maintenance and manufacturing facility. The City of Milwaukee intends to substantially increase the amount of available industrial property within its boundaries by transforming this vacant area into an urban industrial park. The redevelopment plan will require an investment of \$19.1 million in acquisition, remediation, site preparation and infrastructure improvements. The city will use the grant to assist in the environmental clean-up of the site. When the project is completed, the value of the property will increase by \$47.0 million.

City of Kenosha, \$1,000,000

The City of Kenosha has purchased a 29-acre former industrial site for redevelopment, and will invest \$7,000,000 on the remediation of the property and infrastructure improvements. The mixed-use redevelopment will include a 45,000-sq.- ft. anchor tenant and an additional 35,000 square feet of commercial and retail construction. Ten acres of the site will be used for approximately 170 new single family homes. The grant will be used for infrastructure and environmental remediation. When the project is completed, the value of the property will increase by \$1.4 million.

Milwaukee Public Market, \$750,000

The Historic Third Ward has chosen a vacant site formerly used by several small manufacturing facilities construct a two-story structure for the establishment of the Milwaukee Public Market. The newly constructed market hall will house 24 new or expanded owner-operated businesses that sell fresh, locally grown produce, meat, poultry, seafood, and specialty food items. This project is expected to create the equivalent of 120 full-time jobs and stimulate over \$11 million of direct sales annually for area farms and food producers.

City of Sun Prairie, \$750,000

The city purchased this 12-acre former industrial site on the edge of its historic downtown. The area will become the site for a \$20-million commercial and residential development called Cannery Square, which will include 40,000 sq. ft. of commercial and retail space and 127 residential units consisting of apartments, condominiums, and townhomes. The grant will be used for environmental remediation and demolition of the existing structures. When the project is completed, the value of the property will increase by \$17.3 million.

City of Eau Claire, 750,000

This 7-acre project site is located in downtown Eau Claire, and has a long history of industrial use. The City of Eau Claire has purchased the site and is performing additional environmental remediation for the sale of four of the seven acres to Royal Credit Union. Royal Credit Union will construct a \$12 million, 100,000-sq.-ft. building to serve as the company's corporate headquarters. The office building will house 171 workers. The grant will be used to assist in site acquisition and building demolition. When the project is completed, the value of the property will increase by \$12 million.

Jensar Corporation, Milwaukee, \$575,000

Jensar Corporation acquired this site and discovered extensive contamination from previous industrial uses. It has sold a portion of its operations to Pechiney Plastic Packaging, which has agreed to lease the 186,000-sq.-ft. property to accommodate its planned business expansion that will create 35 jobs. Jensar Corporation is investing \$1.1 million toward the environmental remediation of the property. The grant will be used for soil and water remediation. When the project is completed, the value of the property will increase by \$1.7 million.

Bilienski Development, Inc, Sussex, \$550,000

Various companies used the project site for vegetable processing, canning, and storage from 1916 to 1995. Bielinski Development is proposing a \$21.7 million mixed used development for the site consisting of townhouses, retail space and office space. Bielinski Development, in partnership with the Village of Sussex, will invest approximately \$2.2 million to purchase the site and demolish most of the site buildings. The grant will be used for building rehabilitation and a culvert installation to alleviate floodplain issues. When the project is completed, the value of the property will increase by \$20.4 million.

Jefferson Block, LLC, Milwaukee, \$550,000

This Milwaukee project site consists of one city block located near the Historic Third Ward. The owners are currently investing \$28.0 million in the construction of a six-story building that will house 207 apartments, 16,000 sq. ft. of commercial/retail space, and 85,000 sq. ft. of parking. The grant will be used to offset environmental remediation costs. This project will result in the creation of 39 jobs. When the project is completed, the value of the property will increase by \$28.6 million.

City of West Allis, \$335,000

The City of West Allis has developed a comprehensive redevelopment plan for the downtown area. The city is investing \$3.5 million in property acquisition, site investigation, demolition and infrastructure improvements. The grant will be used for environmental remediation and demolition costs. When the project is completed, the value of the property will increase by \$12.5 million.

Mid-Town Center, LLC, Town of Madison, \$300,000

Mid-Town Center, LLC has purchased a 62-acre site formerly used as commercial landfills for redevelopment as the Novation Technology Campus. The redevelopment will feature a total of \$1 million sq. ft. of office, retail, and commercial space. A three-acre portion will be sold to Cuna Credit Union, which will construct a \$4 million, 45,000-sq.-ft corporate headquarters. The grant will be used for site preparation for the headquarters. When the project is completed, the value of the property will increase by \$4 million.

Richland Center, \$290,000

The city will redevelop the four-block Orange Street Corridor, which contains soil and groundwater contamination. A new motel, restaurant, and retail space will be constructed in the redeveloped area. The grant will be used for property acquisition and demolition costs. When the project is completed, the value of the property will increase by \$8.3 million.

Fond du Lac County, \$100,000

This Campbellsport property is a tax delinquent, rural industrial brownfield site formerly used for the manufacturing and reclamation of lead acid batteries. Fond du Lac County has been working closely with the Environmental Protection Agency and the Department of Natural Resources to complete environmental work and building rehabilitation necessary to sell this 4-acre property to a local manufacturer. The grant will be used for remediation and building renovation. When the project is completed, the value of the property will increase by \$240,000.

Toldt Development, Wauwatosa, \$90,000

Toldt Development, a residential real estate development company, has recently purchased the site with the intention of constructing a \$3.5 million, four-story apartment building containing 55 units. This development is consistent with the neighboring residential development, and will benefit from proximity to the wooded lands of Milwaukee County's Underwood Creek Parkway. The company has invested \$750,000 in site acquisition, demolition, and environmental remediation activities. The grant will be used for environmental remediation and to provide utilities. When the project is completed, the value of the property will increase by \$4.5 million.

Crawford County, \$75,000

A variety of industries have operated at this 5-acre Prairie du Chien project site, resulting in an isolated area of groundwater contamination. The contamination will be addressed through deed restriction and capping of the area with asphalt pavement. To centralize a variety of county government offices, a new \$4.5 million County Administrative Center will be constructed after demolition and remediation activities are completed. The grant will be used to assist in the demolition of existing buildings and capping of the site.

Crawford County, \$35,000

Crawford County will address solvent contamination in this half-acre Gays Mills property and raze and relocate the County Highway Shop out of the floodplain. After remediation, the county will construct a community center parking lot to meet Department of Natural Resources barrier requirements. The grant will be used for environmental remediation.